GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

LEASE AMENDMENT

ADDRESS OF PREMISES
101 MARIETTA STREET, NW, 7TH FLOOR
ATLANTA, GA 30303-2720

LEASE AMENDMENT No. 1
TO LEASE NO. GS-04P-LGA00609

THIS AMENDMENT is made and entered into between TDC Centennial, LLC,
whose address is: 5310 S. Alston Avenue, Suite 210, Durham, North Carolina 27713-4381
hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above effective March 7, 2018

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended to establish the final rent table and lease term of Lease GS-04P-LGA00609.

1. TO HAVE AND TO HOLD the said premises with their appurtenances for the fifteen (15) years term, with ten (10) years firm term beginning on March 7, 2018 through March 6, 2033.

2. The Lessor hereby leases to the Government a total of 19,518.72 rentable square feet (RSF), yielding 15,249 ANSI/BOMA Office Area (ABOA) square feet. The rent and space measurements remain subject to adjustment according to provisions in Lease Section 1.03 on “Rent and Other Considerations.”

This Lease Amendment contains 2 pages.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

Signature: [REDACTED]
Name: [REDACTED]
Title: Chief Operating Officer
Date: 3/7/18

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
Name: Stephanie Flesher
Title: Senior Property Manager
Date: 3/7/18

FOR THE GOVERNMENT:

Signature: [REDACTED]
Name: Johnetta Regal
Title: Lease Contracting Officer
General Services Administration, Public Buildings Service
Date: 3/7/18

* TDC Centennial LLC
By: TDC Centennial Member, LLC
By: Liling Capital, LLC
3. The Government shall pay the Lessor annual rent monthly, in arrears, based on 19,518.72 RSF as follows:

<table>
<thead>
<tr>
<th></th>
<th>FREE RENT</th>
<th>FIRM TERM</th>
<th>NON FIRM TERM</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SHELL RENT</strong>&lt;sup&gt;1&lt;/sup&gt;</td>
<td>$0.00</td>
<td>$309,843.50</td>
<td>$372,685.56</td>
</tr>
<tr>
<td><strong>OPERATING COSTS</strong>&lt;sup&gt;2&lt;/sup&gt;</td>
<td>$0.00</td>
<td>$92,715.25</td>
<td>$92,715.25</td>
</tr>
<tr>
<td><strong>TENANT IMPROVEMENTS RENT</strong>&lt;sup&gt;3&lt;/sup&gt;</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td><strong>PARKING</strong>&lt;sup&gt;4&lt;/sup&gt;</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td><strong>TOTAL ANNUAL RENT</strong></td>
<td>$0.00</td>
<td>$402,558.75</td>
<td>$465,400.81</td>
</tr>
</tbody>
</table>

<sup>1</sup>Shell rent calculation:
- (Firm Term) $15.87 per RSF multiplied by 19,518.72 as stated under Paragraph 1.01
- (Non-Firm Term) $14.09 per RSF multiplied by 19,518.72 as stated under Paragraph 1.01

<sup>2</sup>Operating Cost rent calculation: $4.15 per RSF multiplied by 19,518.72 as stated under Paragraph 1.01

<sup>3</sup>Tenant Improvements of $465,767.13 are amortized at a rate of 5 percent per annum over 10 years. Payment will begin and memorialized once the tenant improvements have been inspected and accepted by the Government.

<sup>4</sup>Two parking spaces shall be provided at a rate of $0.00 per parking space per month (structured inside).

*INTENTIONALLY LEFT BLANK*